



2

DATE: June 24, 2010

TO: Planning Commission

FROM: Tim R. Koonze, Associate Planner

SUBJECT: Appeal of Administrative Use Permit Application No. PL-2009-0570 – Pamela Noble, Verizon Wireless (Applicant) / Stonebrae, L.P. (Owner) – Install a 100-foot-high stealth monopole with supporting generator and cabinets

The project is located at 222 Country Club Drive, within Stonebrae Country Club, in a Planned Development (PD) Zoning District

RECOMMENDATION

That the Planning Commission finds that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction of Limited Small New Facilities, and upholds the Planning Director's approval of the Administrative Use Permit subject to the attached findings and conditions of approval.

BACKGROUND

The applicant proposes to construct a 100-foot high stealth monopole that would host four telecommunication antennas with supporting generator and cabinets. The monopole would be located within the Stonebrae Country Club, five feet from the appellant's property line. On March 24, 2010, the Planning Director approved Administrative Use Permit PL-2009-0570. Within the 15-day appeal period, on April 6, 2010, the City received an appeal letter from Marianne Klinkowski, current owner of the adjacent property known as the Carden property (refer to Attachment A). Ms. Klinkowski cited that the project should not be considered categorically exempt from environmental review because the visual impact was not adequately addressed, cumulative impacts of future zone changes were not adequately addressed, and that the project would pose a potential fire hazard.

DISCUSSION AND STAFF ANALYSIS

Project Description - A 100-foot stealth monopole is proposed to be installed along Country Club Drive, southerly of Stonebrae Road, approximately five feet from the easterly edge of the Carden property. The monopole would be situated in front of a grove of eucalyptus trees that are located on the Carden property. The trees provide a background that visually screens the monopole. Since stealth poles made to look like eucalyptus trees are not available, a condition of approval requires the proposed monopole to be covered with a material resembling tree bark matching the color of the eucalyptus trees, to help the monopole blend into the eucalyptus grove. The base of the monopole

and the shed, housing the supporting equipment, would be located 12 feet lower than Country Club Drive and 15 feet higher than the existing home on the Carden property.

In addition to the monopole, the improvements would include accessory equipment cabinets and a back-up generator that would provide emergency power during times of emergency or an extended power outage. These supporting facilities would be housed within a covered noise insulated shed to minimize visual and audible impacts. The proposed generator is also designed with an exhaust muffler. The generator cycles once a week, for approximately 30 minutes, during normal business hours, for testing and to recharge the battery bank located within the shelter. A condition of approval requires the generator to meet the noise guidelines specified in Appendix N of the General Plan that calls for noise to be no higher than 60dBA at the property line.

A large portion of the Stonebrae development and surrounding hillside is without wireless service. Wireless phone systems operate on a "grid" system, whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both height, and location of the telecommunication facility. Based on a computerized engineering study that takes into account, among other things, local population density, traffic patterns, and topography, wireless radio frequency engineers, have identified this location as being a necessary location in order to provide coverage. Verizon looked at other possible site locations, however, due to structure height and topographical challenges, no viable alternatives were found. The proposal conforms to the City's Antenna and Telecommunication Facilities Ordinance and no exceptions have been requested.

Appeal of the Planning Director's Decision - On April 6, 2010, the City received an appeal letter from the abutting property owner (see Attachment IV). The appellant stated that Categorical Exemption from the California Environmental Quality Act (CEQA) was not warranted due to significant unavoidable visual effects resulting from the installation of the tower at this location. The appellant also argued that the City did not adequately address the adverse effect on a scenic vista and was of the opinion that the monopole "substantially degrades the existing visual character or quality of the site and its surroundings." In addition, the appellant stated that the City did not address the cumulative effects of future zone changes and the subsequent impacts. The appellant also stated that the public notice should include any resident who currently has a view of the eucalyptus trees.

Categorical Exemption from CEQA - Staff determined that the project is exempt from CEQA review pursuant to Section 15303, New Construction of Limited Small New Facilities. This exemption category applies to the construction of new small facilities or structures, the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another. An example would be three or fewer single-family homes in an urban area. It is staff's opinion that the stealth monopole and supporting equipment and shed fall within the parameters of this definition.

Adverse Effect on Scenic Vistas - In the appeal letter, the appellant states that the eucalyptus trees would be removed as part of future development to maximize views to the Bay. However, the trees would not block the views of the Bay from any homes built on the Carden property, as the eucalyptus grove is located at the rear of the property on the uphill side. The Zoning Ordinance

would require a 20-foot setback that would help preserve the eucalyptus grove. If the eucalyptus grove were removed by future development, the City would require replacement trees to be planted in the 20-foot setback pursuant to the City's Tree Preservation Ordinance. The monopole would not be visible from the Carden property as it is located on the east side of the grove of trees.

Staff recognizes that the monopole would be visible to a limited number of future residents on a small portion of the Stonebrae development that is currently being constructed by Pulte Homes. The new unoccupied homes are being constructed in an area known as Village B. It is staff's opinion that the proposed monopole location would have a minimal effect on vistas of the proposed homes. The monopole would be nestled in an existing grove of eucalyptus trees and would be 20 feet lower than the tree canopy. The accessory shed is located substantially lower than the nearest traveled areas. The City has received a letter from owner of Village B properties, Stonebrae, L.P., stating they support the pole location and design.

Effects of Future Zone Changes - The appellant claims that staff did not adequately address the effects of a potential zone change to the Carden property to residential. The property is currently zoned Agricultural (AB160A) District, with a minimum lot size of 160 acres; the General Plan designation is Residential Suburban Density (1.0-4.3 units per acre). Any future residential development beyond one single-family home would require a zone change.

The Carden property contains a consistent 20% slope from Carden Lane, uphill 130 feet, to the property line nearest the monopole location. It is not reasonable to speculate future development of this site. However, the views of the Bay from this site would be in the opposite direction of the monopole.

Inadequate Public Notice - It is the appellant's opinion that the public notice distribution was not sufficient, as it did not include all the properties that had a view of the eucalyptus grove. Pursuant to State requirements, a notice was mailed to all property owners and residents within 300 feet of the subject property. The Pulte Homes that are under construction and any future homes that would have a line of site to the proposed monopole are within the Stonebrae development. The owner of the vacant properties, Stonebrae L.P., has provided a letter of support for the monopole.

Fire Resulting From the Cell Phone Tower - The applicant is concerned that putting a cell phone tower near a eucalyptus grove may increase the likelihood of a fire resulting from sparks during installation or maintenance. The Fire Marshal is confident that the facility would not increase the likelihood of fire as the City has several cell towers next to vegetation and there has never been a fire in Hayward caused by a wireless communication pole or its accessory equipment. The supporting cabinet hardware and emergency generator would be located within a covered shed that would meet the approval of the Building Official, Fire Marshal, and the Planning Director.

Administrative Use Permit Findings - In order for the Administrative Use Permit to be approved, the following findings must be made:

A. *The proposed wireless communication tower is desirable for the public convenience or welfare.*

The proposed monopole and antennas would provide service to a large portion of the Stonebrae development and surrounding hillside that is currently without service. The coverage would not only be for the convenience and welfare of those who live in the area or visit the area, but would also serve the City's public safety departments. The Police and Fire Departments use Verizon cellular data systems to communicate with our 9-1-1 dispatch center for data information during an incident. In addition, it would serve a safety need to the residents in the area. Approximately 50,000 emergency 9-1-1 calls are made from wireless phones a day. Providing cell phone coverage to the surrounding hillside residents another means to request emergency assistance.

B. *The proposed wireless communication tower will not impair the character and integrity of the surrounding neighborhood.*

The 100-foot-high stealth monopole is designed to have a minimal visual impact as it would be covered with a "faux" bark and nestled in a eucalyptus grove. The equipment supporting the cell tower would be located within a covered structure situated 12 feet below the nearest street grade and golf cart path. The stealth monopole would be visible by a limited number of future homeowners and by golf patrons as they utilized the cart path. The facilities would be designed to meld with the surrounding rural setting.

C. *The proposed wireless communication tower will not be detrimental to the public health, safety, or general welfare.*

The proposed facility will not be detrimental to the public health, safety or general welfare in that the facility will be conditionally approved to properly regulate the operating procedures and activities associated with the use, and that the Radio Frequency Analysis Report outlines procedures for the complies with the FCC's current prevailing standard for human exposure.

D. *The proposed wireless communication tower will be in harmony with applicable City policies as well as the intent and purpose of the zoning district involved.*

The proposed use is consistent with the General Plan and applicable City regulations adopted under the City of Hayward Municipal Code (Article 13 of Chapter 10/Antenna and Telecommunications Facilities Ordinance).

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15303, New Construction of Limited Small New Facilities.

PUBLIC OUTREACH


On March 24, 2010, a Notice of Decision administratively approving the application was mailed to all property owners and residents within 300 feet of the subject property and the notice was published in *The Daily Review*.

On May 28, 2010, a Notice of Public Hearing regarding the appeal was mailed to all property owners and residents within 300 feet of the subject property. At the time of completion of this report, the Planning Division had not received any correspondence related to such notice.

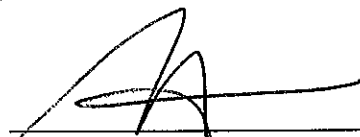
SCHEDULE

The Planning Commission decision begins a 10-day appeal period. If approved and there is no appeal within that time, the applicant may proceed with the approved use. If the decision were appealed, the application would be scheduled for a public hearing before the City Council.

Prepared by:

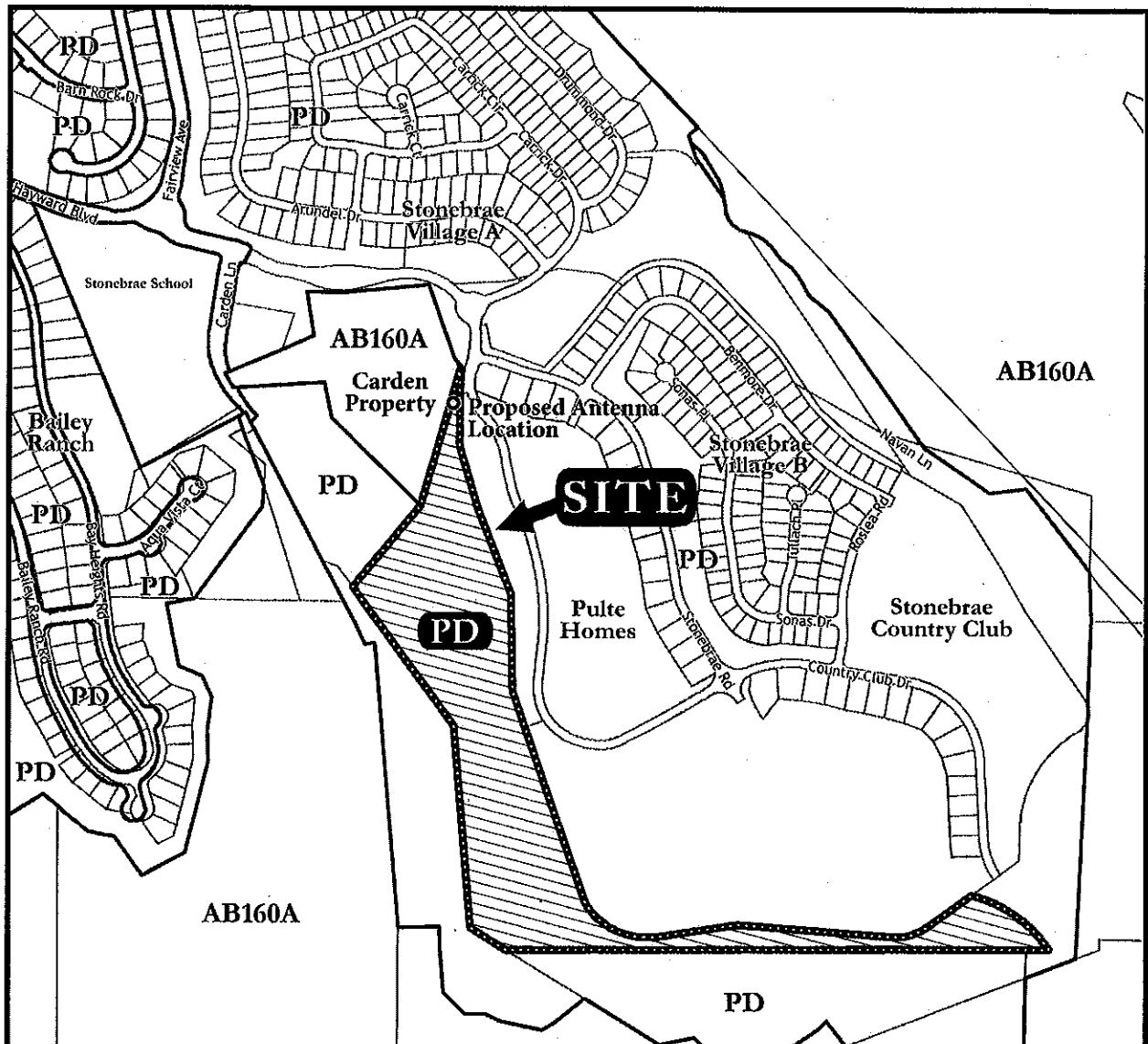

Tim R. Koonze
Associate Planner

Recommended by:


Richard E. Patehaude, AICP
Planning Manager

Attachments:

- Attachment I: Area Map
- Attachment II: Findings for Approval
- Attachment III: Conditions of Approval
- Attachment IV: Letter of Appeal, Dated April 6, 2010
Plans



Area & Zoning Map

PL-2009-0570 AUP

Address: 222 Country Club Drive

Applicant: Verizon Wireless

Owner: Stonebrae

Zoning Classifications

OPEN SPACE

A Agricultural

OTHER

PD Planned Development



FEET 200 400

**CITY OF HAYWARD
PLANNING DIVISION**

June 24, 2010

ADMINISTRATIVE USE PERMIT NO. PL-2009-0570 – Pamela Noble, Verizon Wireless, (Applicant)/ Stonebrae L.P. (Owner) – Install a 100-foot-high stealth monopole with supporting generator and cabinets.

The project is located at 222 Country Club Drive, within Stonebrae Country Club, in a Planned Development (PD) Zoning District.

FINDINGS FOR APPROVAL

- A. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15303, New Construction of Limited Small New Facilities.

- B. *The proposed wireless communication tower is desirable for the public convenience or welfare.*

The proposed use is desirable for the public convenience in that it would provide wireless communication coverage to an area that is currently not served. It would not only improve the speed and clarity of transmission of wireless communication, it would also provide cell phone coverage to the surrounding hillside residents providing another means to request emergency assistance.

- C. *The proposed wireless communication tower will not impair the character and integrity of the surrounding neighborhood.*

The 100-foot-high stealth monopole designed to have a minimal visual impact as it would be covered with a “faux” bark and nestled in a eucalyptus grove. The equipment supporting the cell tower would be situated 12 feet below the nearest street grade and golf cart path and located within a covered structure. The stealth monopole is would be visible by a limited number of future homeowners and by golf patrons as they utilized the cart path. The facilities would be designed meld with the surrounding rural setting.

- D. *The proposed wireless communication tower will not be detrimental to the public health, safety, or general welfare.*

The proposed facility will not be detrimental to the public health, safety or general welfare in that the facility will be conditionally approved to properly regulate the operating procedures and activities associated with the use, that the Radio Frequency Analysis Report outlines procedures for the complies with the FCC’s current prevailing standard for human exposure.

- E. *The proposed wireless communication tower will be in harmony with applicable City policies as well as the intent and purpose of the zoning district involved.*

The proposed use is consistent with the General Plan and applicable City regulations adopted under the City of Hayward Municipal Code (Article 13 of Chapter 10/Antenna and Telecommunications Facilities Ordinance).

**CITY OF HAYWARD
PLANNING DIVISION**

June 24, 2010

ADMINISTRATIVE USE PERMIT NO. PL-2009-0570 – Pamela Nobel, Verizon Wireless, (Applicant)/ Stonebrae L.P. (Owner) – Install a 100-foot-high stealth monopole with supporting generator and cabinets.

The project is located at 222 Country Club Drive, within Stonebrae Country Club, in a Planned Development (PD) Zoning District.

CONDITIONS OF APPROVAL

The facility shall operate according to these conditions of approval and the plans labeled Exhibit "A". This approval is void three years after the effective date of approval, unless a building permit application has been submitted and accepted for processing by the Building Official. Any modification to this permit shall require review and approval by the Planning Director.

1. The 100-foot monopole shall be covered with a "faux bark" material over the entire pole. The color of the bark shall match the eucalyptus trees. The material and color shall meet the approval of the Planning Director prior to installation.
2. The emergency generator and cabinets associated with the proposed monopole shall be located within a covered enclosure. The enclosure design and location shall be approved by the Building Official, Fire Marshall and Planning Director. No storage of materials, equipment or supplies shall be permitted outside of the covered enclosure.
3. The noise level emitting from the emergency generator shall meet the guidelines specified in Appendix N of the General Plan which is a maximum of 60dBA at the adjacent property line.
4. The applicant shall provide signage on the equipment shelter, including phone numbers of emergency contact persons, in case of an emergency at the facility. The sign shall not exceed 6 square feet in area.
5. The applicant shall be responsible for graffiti-free maintenance of the telecommunications facilities, the existing electrical meters, electrical cabinets, transformer and shed. Graffiti shall be removed within 48 hours after occurrence.
6. The applicant shall apply for all necessary building permits from the Building Division. All structures and antenna improvements shall be in accordance with the Uniform Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the Uniform Fire Code as adopted by the City of Hayward.

7. Prior to final inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
8. Any future replacement or reinstallation of structures or equipment at this telecommunication facility shall be subject to the requirements and standards of the City of Hayward at that time.
9. The applicant shall provide notification to the Planning Director upon cessation of operations, or expiration of its permit and pursuant to Section 10-13.220 of the City's Antenna and Telecommunications Facilities Ordinance, remove all obsolete or unused facilities from the site within six months of said notification. Should the applicant fail to effect such removal, the property owner shall be responsible for the removal of the equipment.
10. Sections 10-1.3160 of the City of Hayward Zoning Ordinance and Section 10-13.210 of the City's Antenna and Telecommunications Facilities Ordinance regarding revocations or modifications shall be applicable to this project.

KLINKOWSKI PROPERTIES, LLC

ATTACHMENT IV

10010 Phar Lap Drive, Cupertino, Ca 95014-1112 (408) 446-0604

April 6, 2010

City of Hayward
Tim R. Koonze, Associate Planner
Planning Division
777 "B" Street
Hayward, CA 94541

RECEIVED

APR 06 2010

PLANNING DIVISION

Re: PL-2009-0570 AUP
Pamela Nobel, Verizon Wireless (*Applicant*)
Stonebrae, L. P. (*Owner*)

Subject: Appeal of Administrative Use Permit

Dear Mr. Koonze:

We are owners of the property located at 29080 Fairview Avenue, Hayward, CA (APN 085A-6428-002-00); this property is located within eight (8) feet of the proposed 100 foot cell phone tower. We received a landowner notification on March 26, 2010 with a due date for comments to be provided by April 8, 2010.

Below are our comments on this Project.

At this time we do not believe a Categorical Exemption from CEQA is warranted due to significant unavoidable visual effects resulting from the installation of this tower at this location.

We do not believe cumulative effects have been adequately addressed at this time. Future plans for the cumulative effects resulting from projects in the area need to be considered and adequately addressed for any Project.

Our property is currently zoned Agricultural/Rural-Residential Homesite (Improved) and is completely surrounded by Planned Development Residential land uses. At the present time, this property is on the market and, when purchased, will inevitably be zoned for residential development and subdivision.

At this time, we do not believe that the Applicant and the Planning Director have adequately addressed the cumulative effects of the future zoning changes and the subsequent impact on the value of the property by proposing to place this tower at this location. With the future zoning changes known, we must then address the placement of a 100-foot tower approximately eight feet from a property zoned for residential uses. The developer of our property will undoubtedly remove the eucalyptus trees from this location to make maximum utilization of the sweeping views of San Francisco Bay which are available from the property. With this certain eventuality, the tower design as proposed with a "stealth" color of "faux bark" will be an eyesore and a significant negative visual impact.

We have a concern which has not been adequately addressed that the current proposed placement of the tower will result in a significant negative visual impact. We believe that this project would have a significant effect on the environment as it (a) has a substantial adverse effect on a scenic vista and (b) substantially degrades the existing visual character or quality of the site and its surroundings. Having a 100-foot cell phone tower (stealth or not) blocking this view is a negative significant impact. In addition, we do not believe that all residents who currently have a view of the eucalyptus trees on our property were notified of this tower. Please notify them regarding the upcoming public hearing concerning this significant impact.

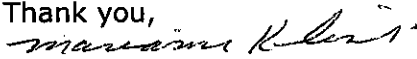
How has this Project addressed this significant visual effect regarding the cumulative effects of the future development of our property and the removal of the eucalyptus trees?

According to Section 10-13.c1.§5 in appendix c in the *Telecommunications Antenna and Facilities Ordinance of the City of Hayward*, "all facilities shall be designed and operated in such a manner as to minimize the risk of igniting a fire or intensifying one that otherwise occurs." The current plan is to place this cell tower eight feet from a eucalyptus grove. Placing a cell phone tower near a eucalyptus grove may increase the likelihood of fire resulting from sparks from installation and maintenance activities taking place on the tower. Consequently, a fire resulting from the cell phone tower could result in increased fire danger to the neighboring properties and school. The grove alone poses little risk without the addition of a potential fire risk from the tower. If a fire load spreads quickly, fire departments in the area may not be able to adequately respond fast enough to reduce risk to the school. This effect may also be significant and should be evaluated.

We officially request hardcopies of all environmental documents prepared for this project and all subsequent addendums to be sent to the following address: Klinkowski Properties, LLC, 10010 Phar Lap Drive, Cupertino, CA 95014. We also request any future available public information for this project to be sent in hardcopies to this address as well as communications provided to residents with a view of the eucalyptus grove on our property.

As significant unavoidable effects may result from this Project, the Categorical Exemption provided to the Project should be reconsidered based on the unavoidable significant effects associated with the installation of a new tower at this location. Alternatives to the Project where trees were planted as landscaping by Stonebrae, L. P. or others will have a less than significant effect as these trees were planted and will not be removed. The eucalyptus trees on our property must be considered as not being present for all visual simulations to incorporate cumulative effects. We believe alternatives should be evaluated by the public and welcome public participation.

We await your response to our comments on the project as well as the visual impact analysis without the trees present, and look forward to working together with the City and Applicant to find a suitable location for this tower that has no significant unavoidable effects resulting from its installation.

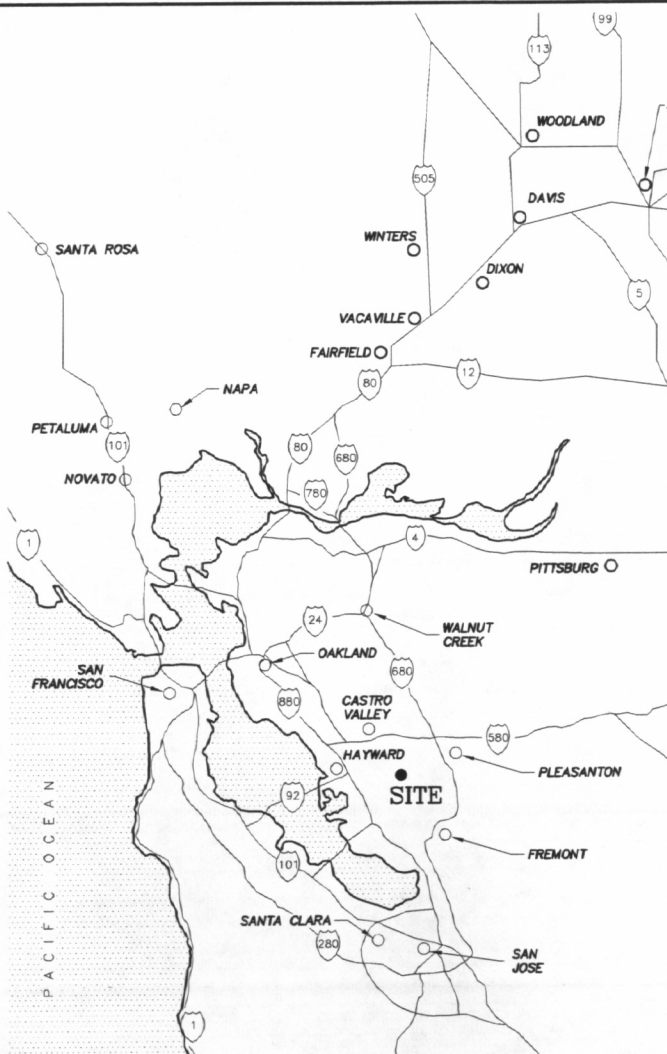
Thank you,

Marianne Klinkowski



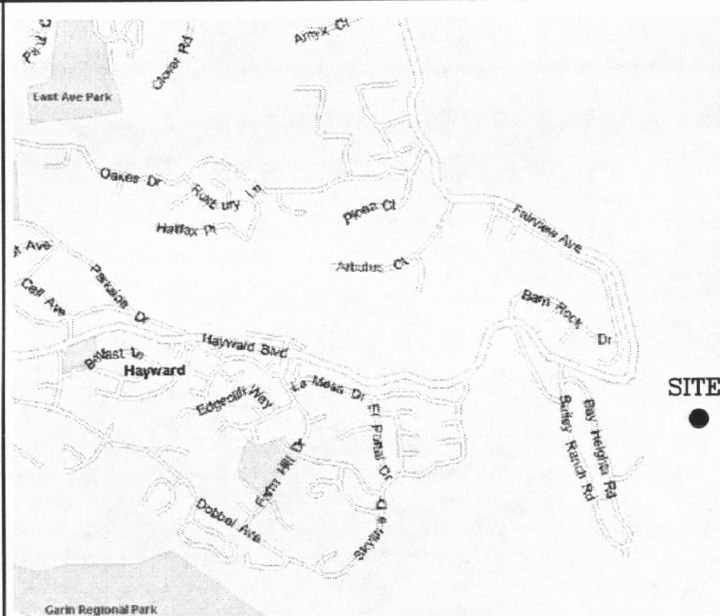
STONEBRAE SITE LOCATION # 181541

222 COUNTRY CLUB DR.
HAYWARD, CA 94108

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

Depart 2785 Mitchell Dr, Walnut Creek, CA 94598 on Mitchell Dr (West)
Turn LEFT (South-East) onto N Wiget Ln
Turn RIGHT (West) onto Ygnacio Valley Rd
Take Ramp (LEFT) onto I-680 [Sinclair Fwy] I-680 / San Jose
Take Ramp (RIGHT) onto I-580 [Arthur H. Breed Fwy] I-580 / Dublin / Oakland
Turn RIGHT onto Ramp Castro Valley
Turn LEFT (West) onto E Castro Valley Blvd
Road name changes to Local road(s)
Road name changes to Castro Valley Blvd
Turn LEFT (South) onto Center St
Turn LEFT (East) onto Kelly St
Turn RIGHT (South) onto Maud Ave
Turn LEFT (East) onto D St
Bear RIGHT (South-East) onto Fairview Ave
Arrive Fairview Ave. and Hayward Blvd. to the entrance to the country club

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED NOT CONFORMING TO THESE CODES.

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA BUILDING CODE (CBC) 2007
3. CALIFORNIA MECHANICAL CODE (CMC) 2007
4. CALIFORNIA PLUMBING CODE (CPC) 2007
5. CALIFORNIA ELECTRIC CODE (CEC) 2007
6. CALIFORNIA FIRE CODE (CFC) 2007
7. COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.

PROJECT DESCRIPTION

1. INSTALL INDOOR EQUIPMENT CABINETS INSIDE NEW CMU BLOCK ENCLOSURE.
2. INSTALL COVER OVER EQUIPMENT WITH OPEN GRATE TYPE MATERIAL.
3. INSTALL 30 KW STANDBY GENERATOR WITH A UL142 LISTED 132 GALLON DIESEL TANK INSIDE BLOCK ENCLOSURE.
4. INSTALL 100' MONOPOLE WITH FAUX BARK AND (4) ANTENNAS.
5. ROUTE AND CONNECT POWER AND TELCO TO EQUIPMENT.
6. ROUTE AND CONNECT COAXIAL CABLE TO ANTENNAS.

SHEET INDEX

- | | |
|-----|------------------------|
| T-1 | TITLE SHEET |
| C-1 | SITE SURVEY |
| A-1 | SITE PLAN |
| A-2 | VERIZON EQUIPMENT PLAN |
| A-3 | ELEVATION VIEW |
| A-4 | ELEVATION VIEW |
| A-5 | ELEVATION VIEW |
| A-6 | ELEVATION VIEW |

VERIZON WIRELESS - CONSTRUCTION

SIGNATURE _____ DATE _____

VERIZON WIRELESS - RF ENGINEER

SIGNATURE _____ DATE _____

VERIZON WIRELESS - EQUIP. ENGINEER

SIGNATURE _____ DATE _____

VERIZON WIRELESS - REAL ESTATE

SIGNATURE _____ DATE _____

PROPERTY OWNER -

SIGNATURE _____ DATE _____

NSA WIRELESS, INC - ZONING

SIGNATURE _____ DATE _____

NSA WIRELESS, INC - CONSTRUCTION

SIGNATURE _____ DATE _____

NSA WIRELESS, INC - LEASING

SIGNATURE _____ DATE _____

PROJECT TEAM

APPLICANT: **verizon**wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
JIM GRAHAM
PHONE: (925) 279-6333

AGENT: NSA WIRELESS, INC.
12847 ALCOSTA BLVD., STE 110
SAN RAMON, CA 94583
ZONING: NAME PAMELA NOBEL
PHONE: (925) 786-2362

CONSTRUCTION: NAME ROGER SHARP
PHONE: (510) 918-9169

CIVIL ENGINEER: WATERFRONT ENGINEERING
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: (707) 448-8011
FAX: (707) 448-8190

SURVEYOR: H2WOOD SURVEYS
5164 FRY ROAD
VACAVILLE, CA. 95687
DENNIS WOOD
PHONE: (707) 448-7332

OWNER: STONEBRAE LP
170 MAIDEN LANE
STEVE MILLER
PHONE: (510) 728-7883

BUILDING/SITE DATA

SITE LOCATION NUMBER 181541
A.P.N.: 085A-6429-33 THRU 48
ZONING: PD-RESIDENTIAL
OCCUPANCY TYPE: UNOCCUPIED
CONSTRUCTION TYPE: V-N

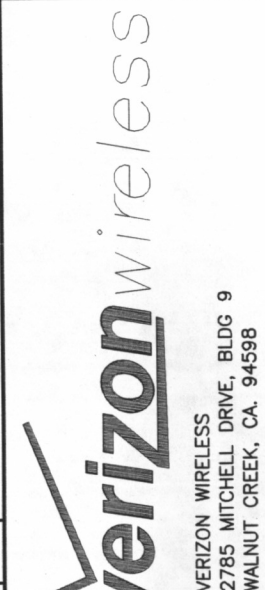
LATITUDE & LONGITUDE:

NAD 83: 37°39'07.33"
122°00'47.87"
NAD 27: 37°39'07.58"
122°00'44.01"



REVISIONS

NO.	DATE	DESCRIPTION
1	7/29/09	ISSUE FOR REVIEW
2	8/20/09	ADDED ACCESS ROUTE
3	10/13/09	PER VZW REDLINES
4	4/22/10	PER COND. OF APPROVAL
5	5/17/10	MOVE MONOPOLE



SITE LOCATION# 181541
STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94108

DRAWN: PGM | DATE: 7/29/09
WFE JOB NO. 0998
SHEET NO.

T-1

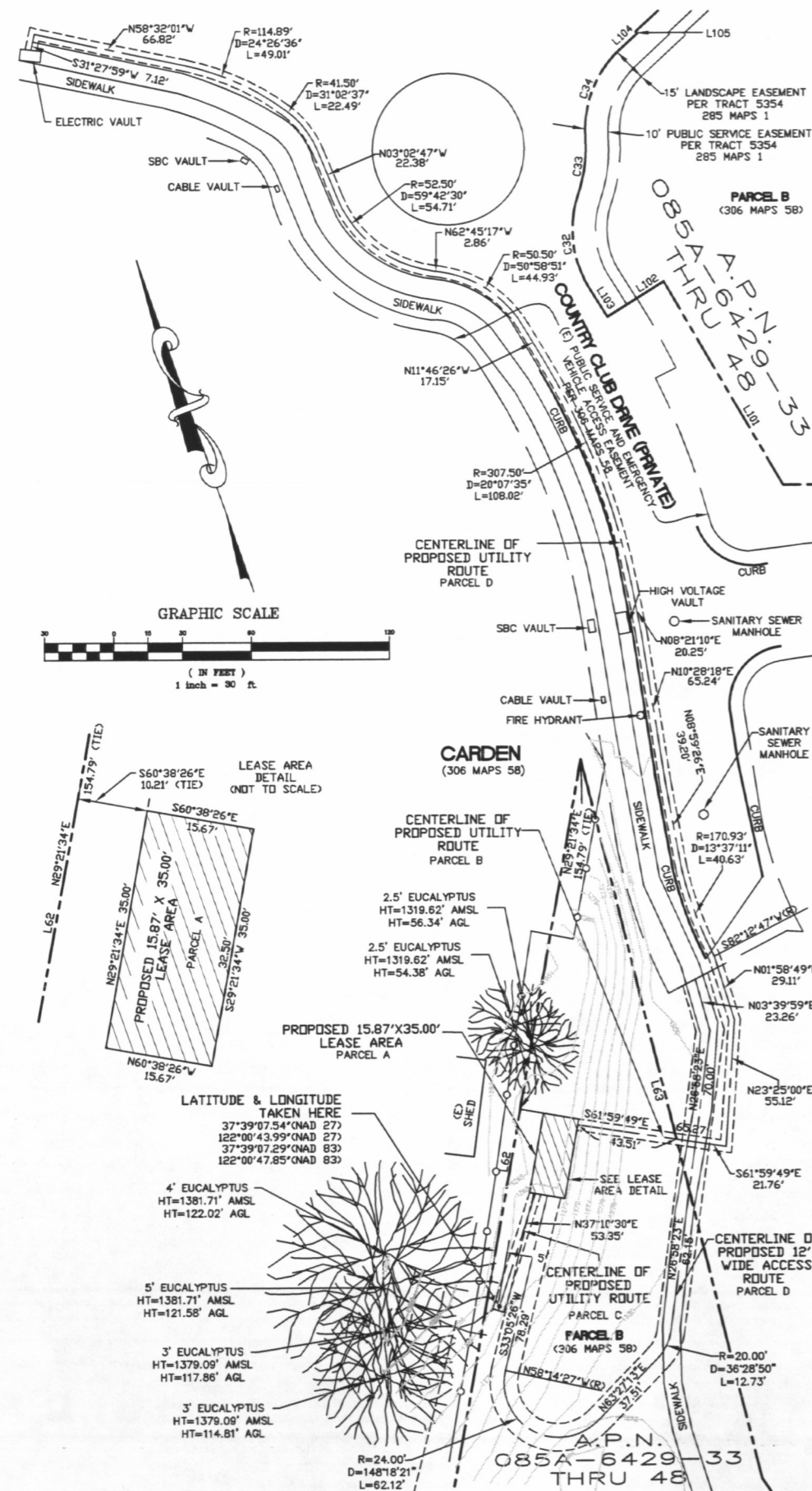
Project #
PL-2009-0570 AUP

RECEIVED

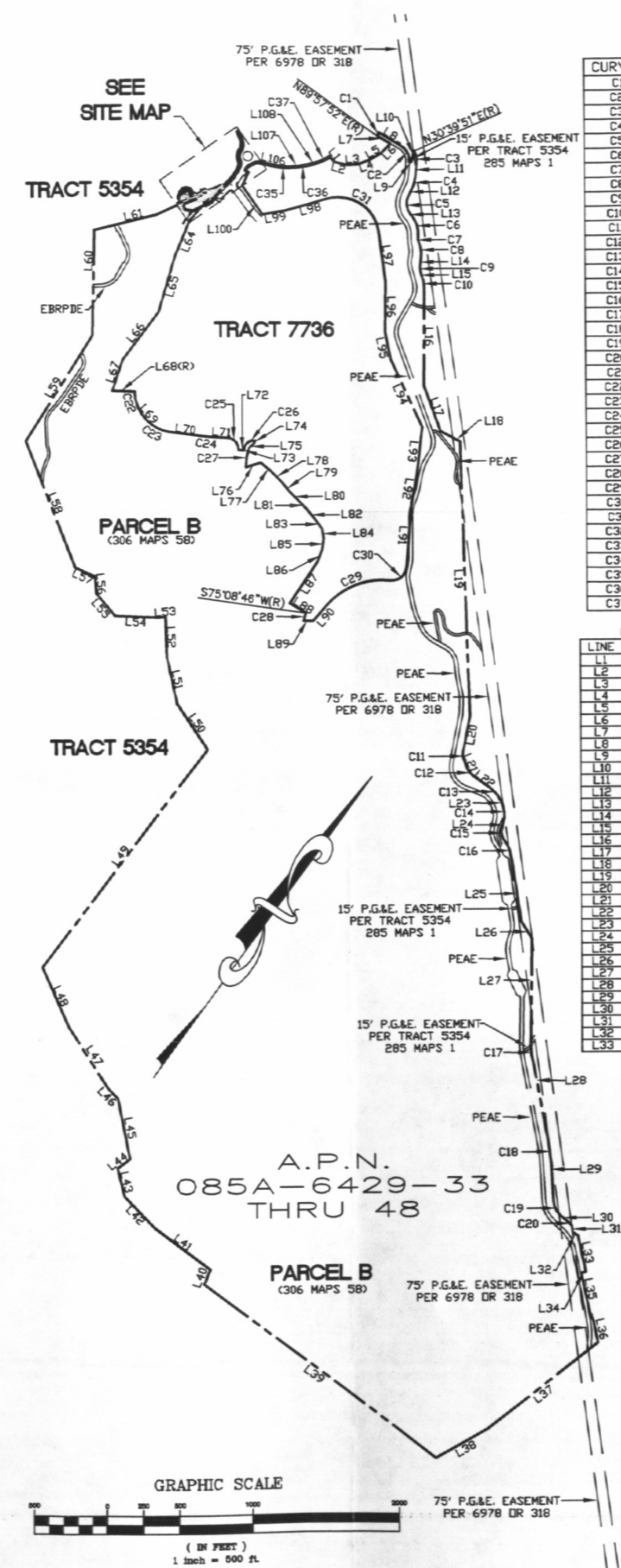
MAY 18 2010

PLANNING DIVISION

SITE MAP



OVERALL SITE MAP



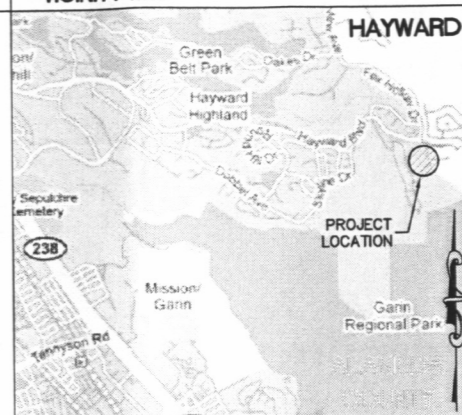
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	168.50	Δ=8°30'32"	25.02
C2	122.50	Δ=6°17'34"	135.32
C3	172.50	Δ=28°23'44"	85.49
C4	212.50	Δ=21°53'14"	81.18
C5	112.50	Δ=6°15'37"	128.14
C6	212.50	Δ=43°27'44"	161.19
C7	87.50	Δ=26°08'10"	39.91
C8	212.50	Δ=27°40'26"	102.64
C9	75.00	Δ=22°30'00"	29.45
C10	212.50	Δ=16°19'55"	60.57
C11	87.50	Δ=34°30'35"	52.70
C12	87.50	Δ=29°27'39"	44.99
C13	212.50	Δ=25°52'12"	95.95
C14	212.50	Δ=43°21'12"	160.79
C15	87.50	Δ=53°51'10"	82.24
C16	262.50	Δ=29°07'58"	133.47
C17	237.50	Δ=11°19'12"	46.92
C18	1562.50	Δ=7°07'33"	194.33
C19	137.50	Δ=44°50'20"	107.61
C20	362.76	Δ=7°40'10"	48.52
C21	263.76	Δ=16°16'20"	80.59
C22	263.76	Δ=41°56'03"	185.53
C23	243.50	Δ=42°29'27"	180.58
C24	1018.50	Δ=3°59'29"	70.95
C25	79.50	Δ=90°00'00"	124.88
C26	65.50	Δ=94°58'02"	108.57
C27	446.25	Δ=17°29'38"	136.25
C28	343.50	Δ=9°11'06"	55.07
C29	500.00	Δ=56°36'46"	494.04
C30	100.00	Δ=92°26'46"	161.35
C31	280.00	Δ=97°52'00"	478.27
C32	46.50	Δ=51°11'27"	43.33
C33	60.00	Δ=23°06'24"	24.20
C34	48.50	Δ=51°11'27"	43.33
C35	448.50	Δ=17°40'51"	138.40
C36	418.50	Δ=9°15'01"	67.57
C37	230.50	Δ=24°05'06"	96.89

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S74°28'36"E	49.31	L35	S48°01'12"E	254.43
L2	N68°56'26"E	88.27	L36	S48°01'41"E	158.05
L3	N51°19'54"E	88.45	L37	S16°07'20"W	94.02
L4	N34°45'33"E	86.73	L38	S24°38'02"W	409.54
L5	N63°14'24"E	78.40	L39	N88°31'10"W	1993.98
L6	N09°43'48"E	98.34	L40	N14°02'28"W	109.35
L7	S85°46'01"W	107.00	L41	N88°43'28"W	483.39
L8	N85°46'01"W	177.74	L42	N79°22'34"W	294.26
L9	N46°33'28"E	11.31	L43	N69°02'39"W	230.56
L10	N88°11'06"W	61.55	L44	N17°17'57"E	106.53
L11	S30°56'25"E	95.14	L45	N46°47'10"W	423.06
L12	S09°03'11"E	63.26	L46	N79°33'31"W	94.12
L13	S74°18'48"E	16.70	L47	N68°27'49"W	505.05
L14	S29°18'48"E	63.50	L48	N69°27'05"W	435.33
L15	S51°48'48"E	63.80	L49	N01°19'33"E	1886.28
L16	S29°28'54"E	67.31	L50	N69°00'40"W	383.71
L17	S55°38'07"E	335.41	L51	N47°50'55"W	324.73
L18	N83°00'57"E	153.52	L52	N38°02'31"W	280.97
L19	S37°49'21"E	1902.36	L53	S48°44'26"W	48.92
L20	S24°52'11"E	253.90	L54	S64°34'06"W	299.65
L21	S59°22'46"E	74.41	L55	N75°11'12"W	205.31
L22	S62°58'08"E	161.60	L56	N40°46'50"W	115.30
L23	S62°58'08"E	16.80	L57	S79°13'43"W	150.87
L24	S19°36'56"E	35.11	L58	N57°03'42"E	938.94
L25	S44°20'08"E	449.97	L59	N02°27'05"W	862.71
L26	S67°36'02"E	138.92	L60	N44°48'45"W	730.06
L27	S35°08'55"E	750.79	L61	N40°56'26"E	446.68
L28	S46°28'07"E	587.73	L62	N29°21'34"E	483.73
L29	S39°20'34"E	248.80	L63	S05°23'19"W	323.66
L30	S84°10'54"E	62.66	L64	S13°41'17"E	272.00
L31	S43°26'32"E	46.21	L65	S19°23'17"E	297.00
L32	N82°33'17"E	41.33	L66	S01°34'43"W	412.00
L33	S48°01'41"E	256.66	L67	S17°35'17"E	225.00
L34	S41°58'48"W	33.83	L68	N56°12'34"E	156.66
L35	S48°01'12"E	254.43	L69	S75°43'29"E	27.83
L36	S48°01'41"E	158.05	L70	N61°47'04"E	237.31
L37	S16°07'20"W	94.02	L71	N57°47'25"E	98.15
L38	S24°38'02"W	409.54	L72	N57°47'25"E	37.00
L39	N88°31'10"W	1993.98	L73	N32°18'25"W	5.48
L40	N14°02'28"W	109.35	L74	S21°29'42"E	17.88
L41	N88°43'28"W	483.39	L75	S18°44'17"W	48.95
L42	N79°22'34"W	294.26	L76	N35°35'28"E	107.95
L43	N69°02'39"W	230.56	L77	S85°58'30"E	98.15
L44	N17°17'57"E	106.53	L78	S79°40'42"E	98.40
L45	N46°47'10"W	423.06	L79	S75°43'08"E	90.59
L46	N79°33'31"W	94.12	L80	S80°00'02"E	85.24
L47	N68°27'49"W	505.05	L81	S78°14'32"E	25.02
L48	N69°27'05"W	435.33	L82	S75°00'34"E	88.53
L49	N01°19'33"E	1886.28	L83	S71°18'12"E	77.87
L50	N69°00'40"W	383.71	L84	S45°59'57"E	67.61
L51	N47°50'55"W	324.73	L85	S27°03'25"E	79.33
L52	N38°02'31"W	280.97	L86	S15°47'45"E	84.99
L53	S48°44'26"W	48.92	L87	S01°10'05"E	345.38
L54	S64°34'06"W	299.65	L88	N07°14'02"E	128.96
L55	N75°11'12"W	205.31	L89	N56°44'43"E	66.97
L56	N40°46'50"W	115.30	L90	N04°46'43"E	140.00
L57	S79°13'43"W	150.87	L91	N31°03'17"W	442.00
L58	N57°03'42"E	938.94	L92	N25°41'17"W	205.00
L59	N02°27'05"W	862.71	L93	N63°08'17"W	432.00
L60	N44°48'45"W	730.06	L94	N68°31'17"W	518.00
L61	N40°56'26"E	446.68	L95	N47°15'17"W	188.00
L62	N29°21'34"E	483.73	L96	N95°11'17"W	355.00
L63	S05°23'19"W	323.66	L97	N43°49'17"W	350.00
L64	S13°41'17"E	272.00	L98	S38°18'45"E	305.00
L65	S19°23'17"E	297.00	L99	S42°50'43"W	156.00
L66	S01°34'43"W	412.00	L100	N70°41'17"W	240.00
L67	S17°35'17"E	225.00	L101	N10°37'17"W	103.00
L68	N56°12'34"E	156.66	L102	S77°15'51"W	25.00
L69	S75°43'29"E	27.83	L103	N12°44'09"W	14.65
L70	N61°47'04"E	237.31	L104	N68°32'21"E	10.00
L71	N57°47'25"E	98.15	L105	N23°27'39"W	1.00
L72	N57°47'25"E	37.00	L106	N66°32'21"E	89.90
L73	N32°18'25"W	5.48	L107	N48°51'30"E	42.43
L74	S21°29'42"E	17.88	L108	N39°36'30"E	53.55
L75	S18°44'17"W	48.95			
L76	N35°35'28"E	107.95			
L77	S85°58'30"E	98.15			
L78	S79°40'42"E	98.40			
L79	S75°43'08"E	90.59			
L80	S80°00'02"E	85.24			
L81	S78°14'32"E	25.02			
L82	S75°00'34"E	88.53			
L83	S71°18'12"E	77.87			
L84	S45°59'57"E	67.61			
L85	S27°03'25"E	79.33			
L86	S15°47'45"E	84.99			
L87	S01°10'05"E	345.38			
L88	N07°14'02"E	128.96			
L89	N56°44'43"E	66.97			
L90	N04°46'43"E	140.00			
L91	N31°03'17"W	442.00			
L92	N25°41'17"W	205.00			
L93	N63°08'17"W	432.00			
L94	N68°31'17"W	518.00			
L95	N47°15'17"W	188.00			
L96	N95°11'17"W	355.00			
L97	N43°49'17"W	350.00			
L98	S38°18'45"E	305.00			
L99	S42°50'43"W	156.00			
L100	N70°41'17"W	240.00			
L101	N10°37'17"W	103.00			
L102	S77°15'51"W	25.00			
L103	N12°44'09"W	14.65			
L104	N68°32'21"E	10.00			
L105	N23°27'39"W	1.00			
L106	N66°32'21"E	89.90			
L107	N48°51'30"E	42.43			
L108	N39°36'30"E	53.55			

VICINITY MAP



GENERAL NOTES

PROPERTY INFORMATION

OWNER: STONEBRAE L.P.
ADDRESS: 170 MAIDEN LAND SUITE 800
SAN FRANCISCO, CA 94108
SITE: STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94546

ASSESSOR'S PARCEL NUMBER: 085A-6429-33 THRU 48 INCLUSIVE
EXISTING GROUND ELEVATION: ELEV=1280.0'±AMSL

LESSOR'S LEGAL DESCRIPTION

LEGAL DESCRIPTION IS FOUND IN OLD REPUBLIC TITLE COMPANY
TITLE REPORT FILE NUMBER 1117007984-JM, DATED APRIL 8, 2009.

THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE
CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

TITLE REPORT

TITLE REPORT WAS AVAILABLE AT THE TIME OF FIELD SURVEY.
TITLE REPORT PROVIDED BY OLD REPUBLIC TITLE COMPANY TITLE
REPORT FILE NUMBER 1117007984-JM, DATED APRIL 8, 2009.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE
NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3
DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON GPS
OBSERVATIONS UTILIZING TRIMBLE TRM 4600 RECEIVERS. THE
DATA WAS DIFFERENTIALLY CORRECTED BY OPUS-RS USING NGS
CORS REFERENCE SITES. ELEVATION TAKEN AS 782.9' AMSL
(NAVD 88).

SURVEY DATE

07/15/09

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT
AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE
BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF
PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD
INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY
OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE
SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE
CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY
OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO
CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT
IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	FENCE LINE
AGL	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
B	CONDUIT BOX
C	CHIMNEY
D	DRAIN
S	SKYLIGHT
V	VENT
EBRPDE	EAST BAY REGIONAL PARK DISTRICT EASEMENT PER TRACT 5354, 285 MAPS 1
PEAE	25' PUBLIC SERVICE EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT & AMERICAN TOWERS EASEMENT PER TRACT 5354, 285 MAPS 1

STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94546

DRAWN: DATE: 05/17/10
JOB NO. 09-086
SHEET NO.

C-1

LEGEND:

1. WAVE GUIDE ENTRY PORT
2. MASTER GROUND BAR
3. TELCO ENTRANCE PANEL (4' X 8' X 3/4")
4. a) QNB 3-75A27 BATTERY MODULES (6V - 1015 AH)
- b) QNB 3-90A27 BATTERY MODULES (6V - 1140 AH)
- c) QNB 3-95A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
- d) PDVERSACE VH-34 BATTERY MODULES (2V - 1040 AH)
- e) C&D HD1100 BATTERY MODULES (6V - 1100 AH)
5. AIR CONDITIONING UNIT
6. SECONDARY AC POWER DISTRIBUTION PANEL
7. TRANSFER SWITCH (MANUAL OR AUTOMATIC)
8. MAIN AC POWER DISTRIBUTION PANEL
9. COMMERCIAL POWER DISCONNECT SWITCH
10. FENVAL FIRE ALARM PANEL
11. ALARM TERMINAL CABINET
12. IRRIGATION CONTROLLER
13. HALON GAS STORAGE TANK/FM200 TANK
14. +24V POWER BUSBAR
15. -48V POWER BUSBAR
16. LIGHTNING ARRESTOR
17. ELECTROSTATIC DISCHARGE MAT (ESD MAT)
18. SNAP CONNECTOR FOR ESD MAT
19. TIME CLOCK PANEL
20. AIR CONDITIONING CONTROL PANEL
21. THERMOSTAT
22. EXHAUST FAN CONTROL PANEL
23. SURGE ARRESTOR
24. DEHYDRATOR
25. TRANSFORMER
26. FIRE EXTINGUISHER
27. EXHAUST FAN
28. AIR INTAKE
29. APPLETON PLUG

PBM +24V MODULAR POWER BAY (LORAIN OR AT&T)
 PB +24V STANDARD POWER DISTRIBUTION BAYS (E/V LORAIN RL200F25 RECTIFIERS)
 PBR LORAIN RL200F25 RECTIFIER BAY
 MISC MISCELLANEOUS BAY
 AIF AIT&I ANTENNA INTERFACE FRAME
 RCF AIT&I RADIO CHANNEL FRAME
 LAF AIT&I LINEAR AMPLIFIER FRAME
 MW MICROWAVE BAY
 CDPD CELLULAR DIGITAL PACKET DATA
 A DENDOTES FRONT OF BAY LINEUP

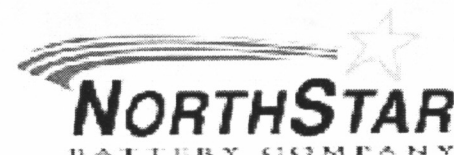
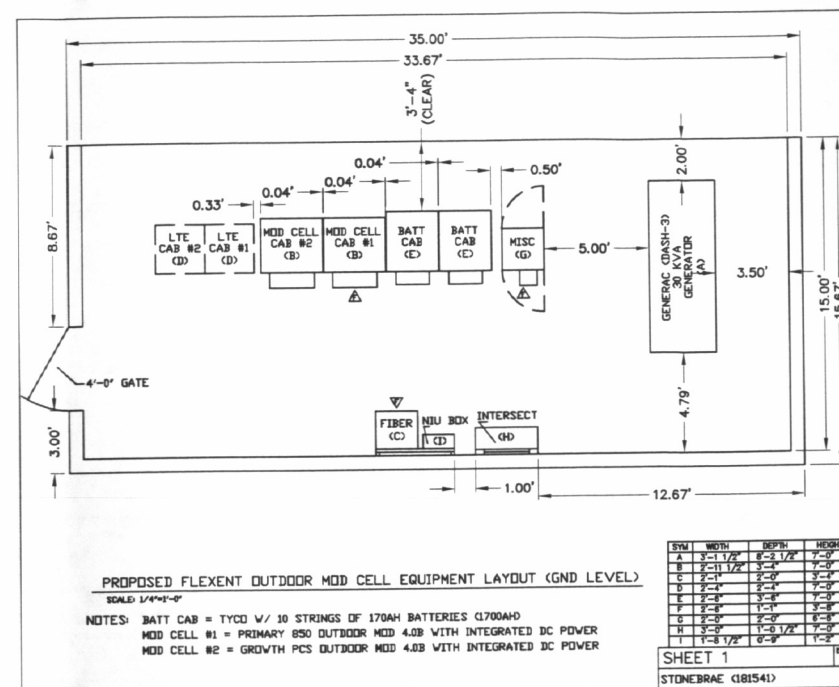
SHEET NO.	1	2	3	4
APP ISSUE NO.	1	1		
PPD ISSUE NO.				
EOR ISSUE NO.				
SD ISSUE NO.				

NOTES:

EFP = EQUIPMENT FLOOR PLAN
 PPD = POWER PLANT DETAILS
 EOR = EQUIPMENT RACK PROFILES
 SID = SITE INTERCONNECT DETAILS
 --- = FUTURE
 --- = EQUIPPED

REVISIONS	ENGR
PROJ. NO. 2007245598 19 - MODCELL OUTDOOR 7	APRY AMA
REV. 11/10/14/08	

verizon wireless
ECP: PLEASANTON
DCS: X
REGION: X AREA: HAYWARD
LOCATION CODE: 181541
SWITCH SITE NO: X
SITE NAME: STONEBRAE



Northstar Battery Lead and Acid weights per 12 Volt Battery

Battery Type	Electrolyte				Acid				Lead Weight		Lead Oxide Weight	
	Weight		Volume		Weight		Volume		/kg	/lbs	/kg	/lbs
	/kg	/lbs	/litres	/gallons	/kg	/lbs	/litres	/gallons				
NSB40/NSB12-180	2.6	5.7	2.0	0.5	1.1	2.4	0.8	0.2	9.1	20.2	3.4	7.6
NSB70/NSB12-330	4.3	9.4	3.2	0.9	1.8	4.0	1.4	0.4	15.3	33.8	5.2	11.5
NSB75/NSB12-270	4.3	9.5	3.3	0.9	1.8	4.0	1.4	0.4	15.0	33.0	5.9	12.9
NSB90/NSB12-370	6.2	13.6	4.7	1.2	2.6	5.7	2.0	0.5	20.1	44.2	8.0	17.6
NSB125/NSB12-475	8.1	17.9	6.2	1.6	3.4	7.5	2.6	0.7	26.8	59.1	11.0	24.3
NSB40FT	2.4	5.3	1.8	0.5	1.0	2.2	0.8	0.2	7.2	15.9	3.3	7.2
NSB60FT	3.7	8.1	2.8	0.7	1.6	3.4	1.2	0.3	10.9	24.1	4.7	10.4
NSB90FT	5.3	11.6	4.0	1.1	2.2	4.9	1.7	0.4	16.0	35.3	7.4	16.4
NSB100FT	6.2	13.6	4.7	1.2	2.6	5.7	2.0	0.5	18.1	39.8	8.0	17.7
NSB110FT	6.8	15.0	5.2	1.4	2.9	6.3	2.2	0.6	19.9	43.8	9.1	20.1
NSB145FT	9.0	19.8	6.8	1.8	3.8	8.3	2.9	0.8	25.7	56.6	12.0	26.5
NSB170FT	10.4	22.9	7.8	2.08	4.4	9.7	3.3	0.9	28.7	63.3	14.4	31.8

All weights and volumes are for 12V-monobloc



NO.	DATE	DESCRIPTION
1	7/29/09	ISSUE FOR REVIEW
2	8/20/09	ADDED ACCESS ROUTE
3	10/13/09	PER VZW REDLINES
4	4/22/10	PER COND. OF APPROVAL
5	5/17/10	MOVE MONOPOLE

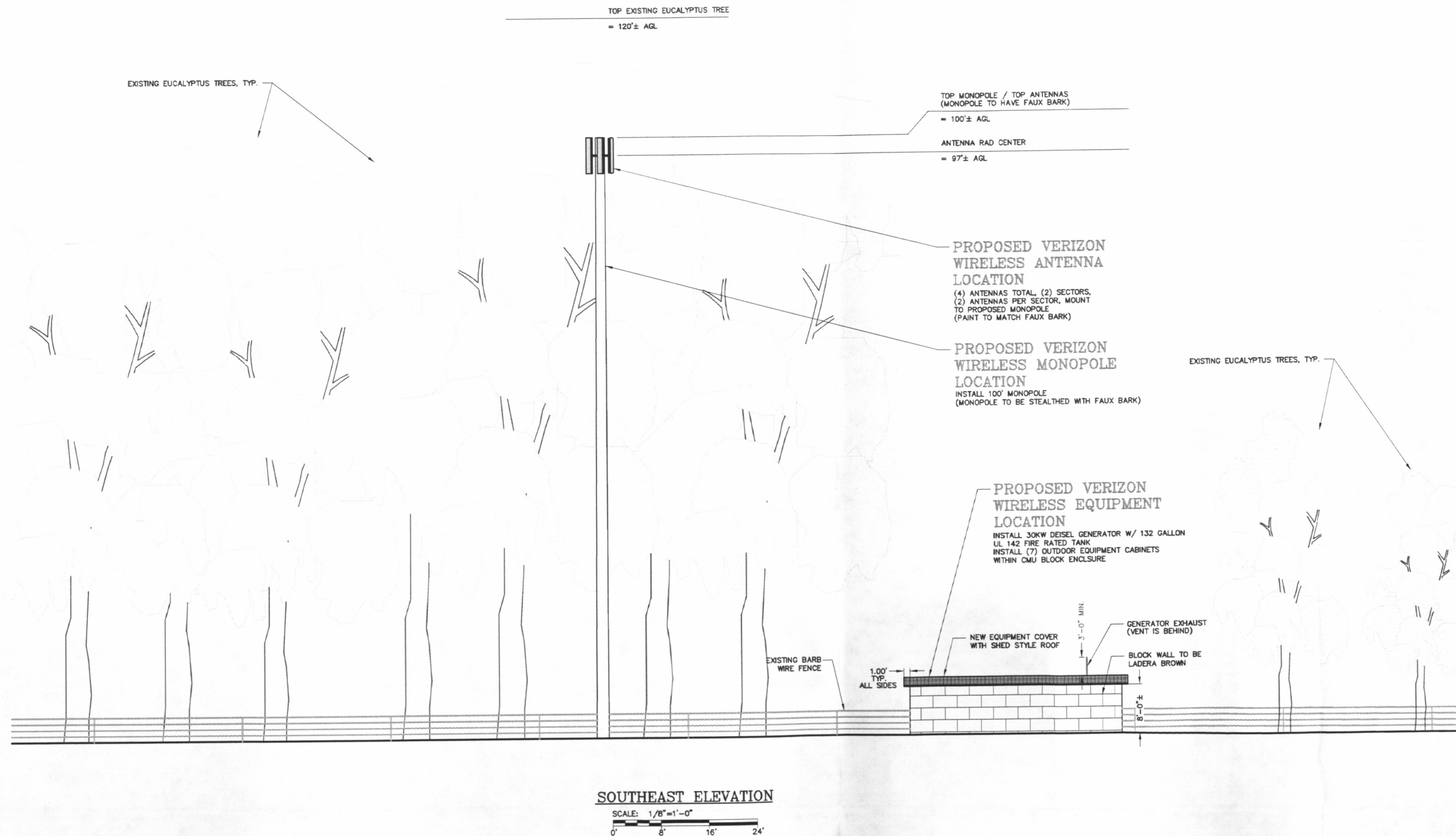


VERIZON WIRELESS
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA. 94598

SITE LOCATION* 181541
 STONEBRAE
 222 COUNTRY CLUB DRIVE
 HAYWARD, CA 94108

DRAWN: PGM DATE: 7/29/09
 WFE JOB NO. 0998
 SHEET NO.

A-2



REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	7/29/09	ISSUE FOR REVIEW
2	8/20/09	ADDED ACCESS ROUTE
3	10/13/09	ADDED ACCESS ROUTE
4	4/22/10	PER COND. OF APPROVAL
5	5/17/10	MOVE MONOPOLE

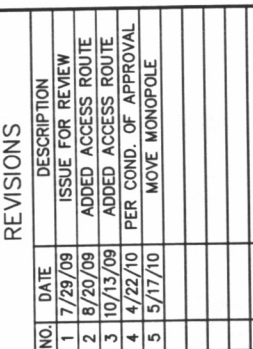
Verizon wireless

VERIZON WIRELESS
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA. 94598

SITE LOCATION# 181541
 STONEBRAE
 222 COUNTRY CLUB DRIVE
 HAYWARD, CA 94108

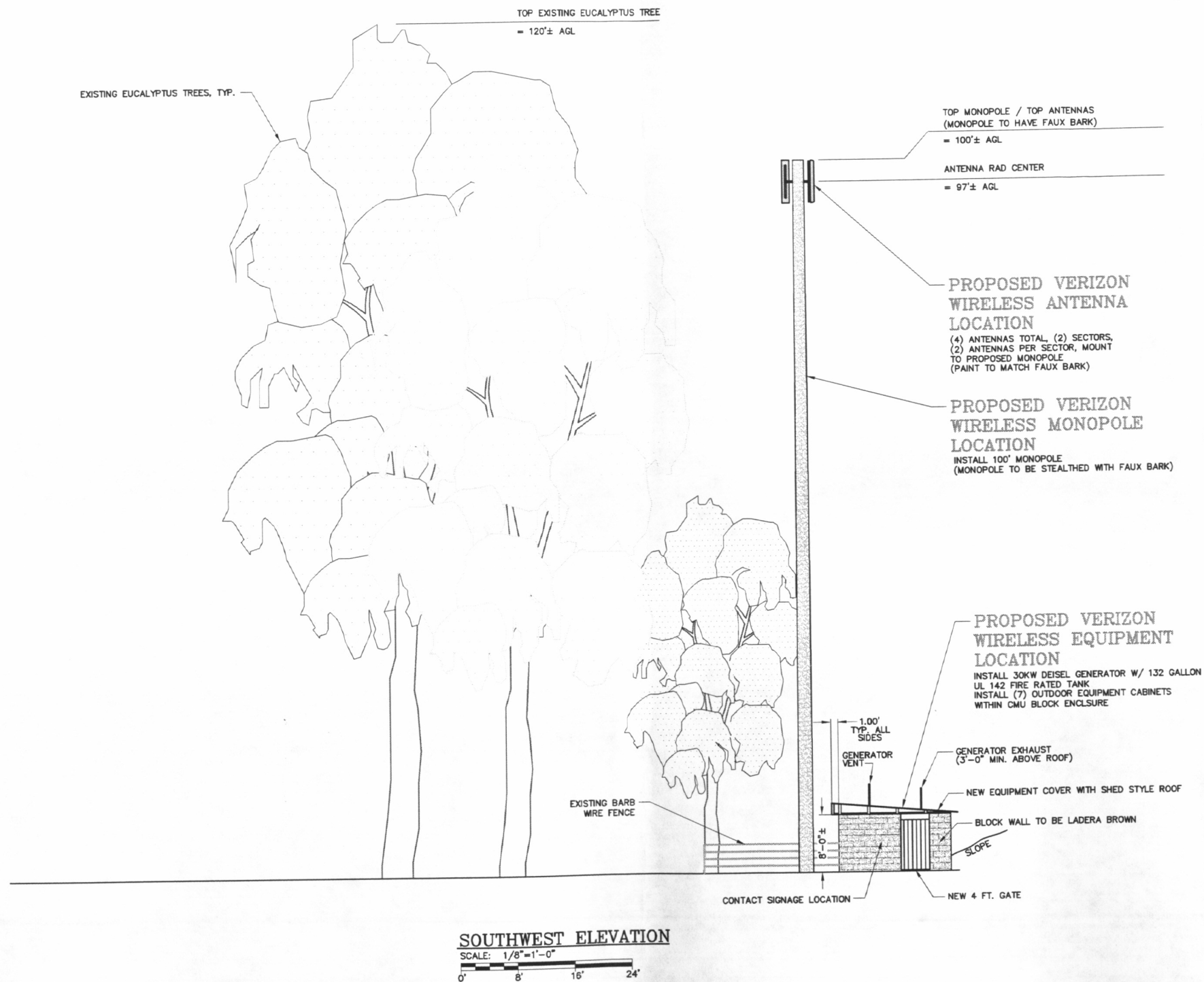
DRAWN: PGM DATE: 7/29/09
 WFE JOB NO. 0998
 SHEET NO.

A-3



SITE LOCATION# 18154
STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94108

A-4



REVISIONS		DESCRIPTION	
NO.	DATE	ISSUE FOR REVIEW	
1	7/29/09	ISSUE FOR REVIEW	
2	8/20/09	ADDED ACCESS ROUTE	
3	10/13/09	ADDED ACCESS ROUTE	
4	4/22/10	PER COND. OF APPROVAL	
5	5/17/10	MOVE MONOPOLE	

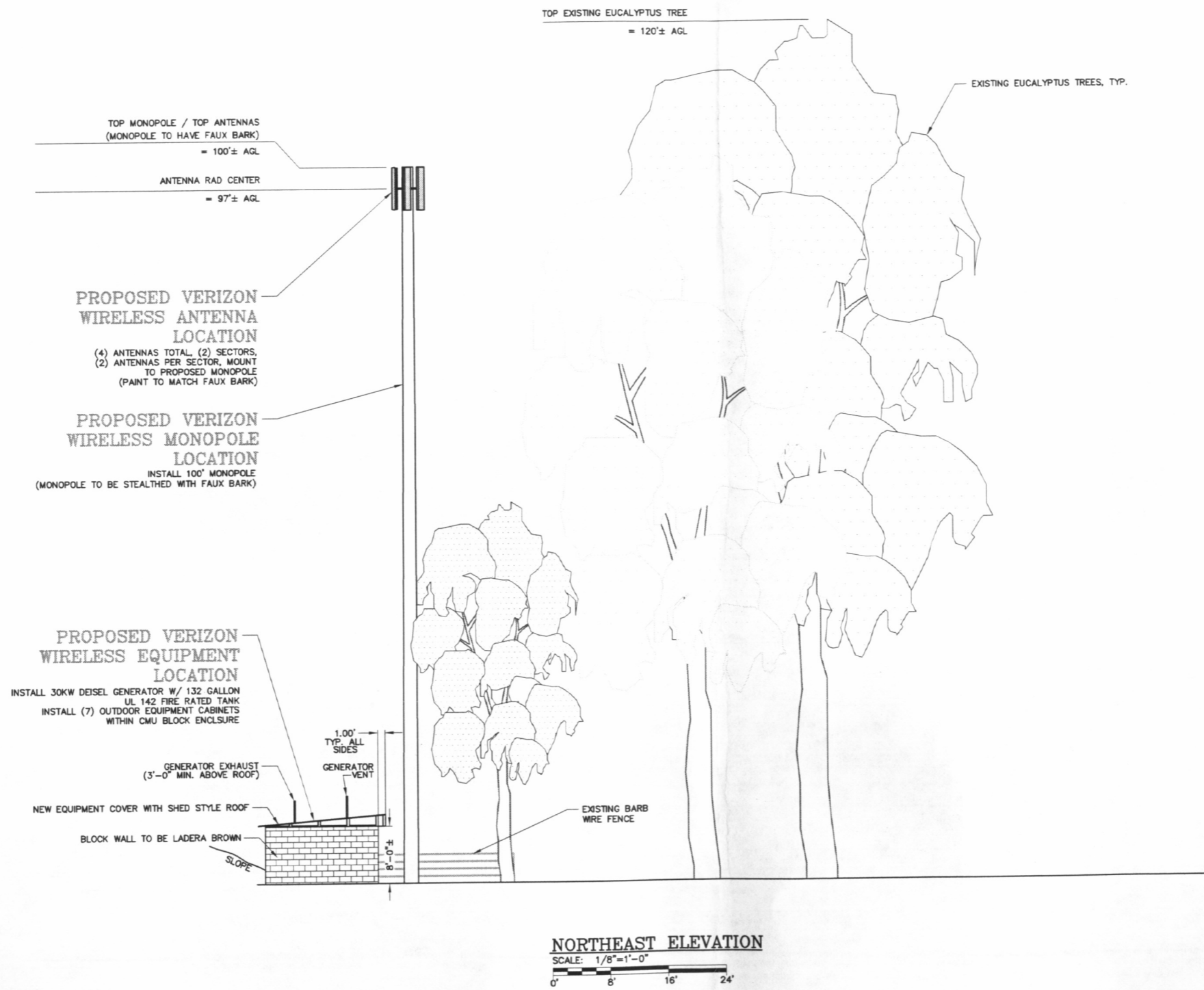
verizon wireless

VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA. 94598


SITE LOCATION# 181541
STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94108

DRAWN: NJH DATE: 7/29/09
WFE JOB NO. 0998
SHEET NO.

A-5




NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"
0' 8' 16' 24'



**WATERFRONT
ENGINEERING**
5164 FRY ROAD
VACAVILLE, CALIFORNIA, 95687
Tel. (707)448-8011

REVISIONS		DESCRIPTION
NO.	DATE	
1	7/29/09	ISSUE FOR REVIEW
2	8/20/09	ADDED ACCESS ROAD
3	10/13/09	ADDED ACCESS ROUTE
4	4/22/10	PER COND. OF APPROVAL
5	5/17/10	MOVE MONOPOLE



VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA. 94598

SITE LOCATION# 181541
STONEBRAE
222 COUNTRY CLUB DRIVE
HAYWARD, CA 94108

DRAWN: NJH DATE: 7/29/09
WFE JOB NO. 0998
SHEET NO.

A-6